

## LIVING IN ROANOKE COUNTY

### Zoning Classification

Zoning regulations are for the general purpose of implementing the community plan of Roanoke County. They are designed to promote the health, safety, and general welfare of the public. The zoning ordinance is designed to give reasonable consideration to each of the following purposes for the citizens of Roanoke County:

- ✦ Provide for the preservation of agricultural and forestal lands
- ✦ Protect surface and groundwater resources
- ✦ Provide for adequate safety from fire, flood and other dangers
- ✦ Reduce congestion in public streets
- ✦ Facilitate the establishment of convenient, attractive and harmonious communities
- ✦ Protect historic buildings and areas
- ✦ Encourage economic development activities that provide desirable employment and enlarge the tax base
- ✦ Protect against overcrowding of land and undue population density
- ✦ Promote the creation and preservation of affordable housing
- ✦ Help to provide citizens with adequate police, fire protection, disaster evacuation, civil defense, transportation, water, sewer, flood protection, schools, parks, forests, playgrounds, and recreational facilities



## GENERAL INFORMATION ABOUT ZONING

FOR MORE INFORMATION  
ON THE WEB, PLEASE VISIT  
[WWW.ROANOKECOUNTYVA.GOV/PZ](http://WWW.ROANOKECOUNTYVA.GOV/PZ)

**ROANOKE COUNTY, VIRGINIA**  
Department of Community Development  
Zoning Division  
P. O. Box 29800  
5204 Bernard Drive  
Roanoke, Virginia 24018

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(540) 772-2068

# ZONING DISTRICT SUMMARIES

## INDUSTRIAL ZONES

### I1 - INDUSTRIAL -

Areas which are suitable for **less intensive** industrial activities. A high degree of protection where industrial development is located adjacent to residential areas.



**I2 - INDUSTRIAL -** Areas within the urban service area which contain/are suitable for **more intensive** industrial uses. Based on the suitability of the land in terms of the relative remoteness/absence of substantial residential development.

## AGRICULTURAL ZONES

**AG3 - AGRICULTURAL/RURAL PRESERVE -** Land primarily used as farmland, woodlands, and widely scattered residential development. Demand for unanticipated public improvements is minimized by reducing development densities and discouraging large scale development.

### AG1 - AGRICULTURAL/RURAL LOW DENSITY -

Land primarily used as farmland, woodlands, and scattered residential development. Goal of maintaining the existing agricultural lands and preventing the encroachment of incompatible land uses while allowing development at a reasonable density.



**AV - AGRICULTURAL/VILLAGE CENTER -** Areas which will serve as the focal point for cultural and commercial activity of the rural service areas of the County, as envisioned in the Community Plan.

# Roanoke County, Virginia

**AR - AGRICULTURAL/RESIDENTIAL -** Generally characterized by very low-density residential uses mixed with smaller parcels that have historically contained agricultural uses. Agricultural uses should be encouraged to be maintained, but over time these areas are expected to become increasingly residential in character.

## RESIDENTIAL ZONES

**R1 - LOW DENSITY RESIDENTIAL -** Areas of the County with existing low to middle density residential development, (average density of one to three units per acre). This district is intended to provide a high degree of protection from potentially incompatible uses in order to maintain the health, safety, appearance and overall quality of life of existing and future neighborhoods.

**R2 - MEDIUM DENSITY RESIDENTIAL -** Areas in the County where existing low to middle density residential development is located (one to six units per acre). Intended to provide reasonable protection to existing single family residential neighborhoods while accommodating a diversity of alternative housing options.



**R3/R4 - MEDIUM/HIGH DENSITY MULTI-FAMILY RESIDENTIAL -** Area with existing middle to high density residential development (six to twenty-four units per acre). Should have access to major streets, sewer and water, and schools with suitable capacity to accommodate development. A variety of housing densities and styles is encouraged to permit diversity and flexibility in design and layout. These areas should serve as a buffer between less intensive and more intensive districts.

## COMMERCIAL ZONES

**NC - NEIGHBORHOOD COMMERCIAL DISTRICT -** This district provides for low intensity retail sales and service establishments developed either as a coordinated unit or individual parcels which serve a geographically limited neighborhood or residential area.

### C-1 - OFFICE DISTRICT

Purpose is to provide for the development of attractive and efficient office uses in the urban service area serving community and county-wide needs. This district allows for varying intensities of office development as part of either a planned office complex or small scale office uses.



**C-2 - GENERAL COMMERCIAL DISTRICT -** This district provides locations for a variety of commercial and service-related activities within the urban service area. This district is intended for general application throughout the county. General Commercial Districts are most appropriately found along major arterial thoroughfares which serve large segments of the county's population.

## OTHER ZONES

**PRD (planned residential development) -** Residential district intended to allow greater flexibility by encouraging ingenuity, imagination and high quality design. **PCD (planned commercial development) -** Promotes the efficient use of commercial land by allowing a range of land uses and densities and the flexible application of development controls. **PTD (planned technology development) -** Industrial use intended to be designed with a park-like setting that complements surrounding land uses with controlled access points, attractive architecture, effective landscape buffering and scenic view easements. **EP (Explore Park district) -** The purpose of this district is to establish an area within the County that is designated and reserved solely for activities associated with the Explore Park.

